

Capitol Planning Commission Meeting Minutes (Special Meeting) December 10, 2009

9:00am – 12:00 Noon
Iowa Association of Community College Trustees
855 East Court Avenue
Des Moines, Iowa

Capitol Planning Members Present

Brice Oakley, Chair	Scott Brown	Carl Voss
Cathy Brown, Vice Chair (via phone)	Molly Clause	Rep. Ako Abdul-Samad (via phone)
	Elizabeth Isaacson	

Capitol Planning Members Absent

Ray Walton	Senator Ron Wieck
Senator Matt McCoy	Rep. Ralph Watts

Dept. of Administrative Services (DAS) Staff Present for all or a portion of the meeting

Dean Ibsen, DAS, General Services Enterprise, Vertical Infrastructure Program
Jennifer Moehlmann, DAS, General Services Enterprise
Laura Riordan, DAS, Marketing
Nick Smith, DAS, General Services Enterprise, Vertical Infrastructure Program
John Kelly, DAS, A & E

Others Present for All or Portions of the Meeting

Mark Willemssen, Legislature
Brian Clark, Confluence
Matt Carlile, Confluence
Scotney Fenton, RDG Planning & Design
Jim Sundermeyer, Iowa Utilities Board
M. J. Dolan, Iowa Association of Community College Trustees

Summary of Proceedings

Call to Order and Introductions

The meeting was called to order at 9:00 a.m.

Meeting Overview and Approval of Agenda – Action Item

Motion to approve the agenda.

MOTION: Without objection, agenda approved as submitted.

Approval of Meeting Minutes for October 14, 2009 Meeting

Chairman Oakley has submitted a few technical corrections to the minutes.

MOTION: Without objection, with the technical corrections mentioned, the minutes are approved.

Chair's Report

Chairman Oakley offered initial comments on the Master Plan review process.

2010 Master Plan Update

Representatives of Confluence discussed the latest modifications to the proposed Master Plan.

Motion: Cathy Brown moved to recognize that either reconstruction or relocation is probable in the future, potential sites have been identified in the Master Plan and at the time it is a funded project it should be studied and analyzed. Chairman Oakley noted a yes vote would basically take the Soldiers and Sailors Monument out of the Master Plan and reference on the map "significant monument" locations with a paragraph saying a future Capitol Planning Commission will need to give serious consideration to the relocation of the Soldiers and Sailors Monument given its condition and opportunities for relocation. Hearing no opposition to the motion, the motion passed.

2009 Annual Report

The Annual Report will be finalized at the next meeting.

Recommendations on Capital Requests

Rankings for Capital Requests were finalized.

MOTION: Carl Voss moved to accept the list of nine items listed above. Scott Brown seconded the motion. Without objection, the motion passed.

Other Business

Adjourn

Meeting adjourned at 12:00 Noon

Minutes of Proceedings

Call to Order and Introductions

The meeting was called to order at 9:00 a.m.

The meeting was called to order by Chairman Brice Oakley at 9:00 p.m., followed by roll call and introductions.

Chairman Oakley thanked M.J. Dolan for the opportunity of sharing their new building with the Capitol Planning Commission meeting. Ms. Dolan advised the Iowa Association of Community College Trustees moved in on October 5, 2009, the building has a wonderful feel and invited the Capitol Planning Commission to use their conference rooms again in the future. Ms. Dolan thanked DAS and the Capitol Planning Commission for their all assistance during the building process and welcomed everyone today.

Meeting Overview and Approval of Agenda – Action Item

Motion to approve the agenda.

MOTION: Without objection, agenda approved as submitted.

Approval of Meeting Minutes for October 14, 2009 Meeting

Chairman Oakley has submitted a few technical corrections to the minutes.

MOTION: Without objection, with the technical corrections mentioned, the minutes are approved.

Chair's Report

Chairman Oakley offered initial comments on the Master Plan review process.

Chairman Brice Oakley outlined the procedures for receiving questions and comments during the meeting. Chairman Oakley advised he has had conversations with Polly Moore, a former member of the Capitol Planning Commission, regarding the upcoming 50th anniversary of the Japanese Bell area in 2012. Ms. Moore advised the area needed some upgrading. Dean Ibsen stated he has had some discussions with regard to the Japanese Bell area noting he believed the group is working on a fundraising project in preparation for the 2012 anniversary. Mr. Ibsen will report back to the Capitol Planning Commission at a future meeting.

Chairman Oakley advised the Capitol Planning Commission meeting January 7, 2010 is very important since this is the meeting to approve the Capitol Complex Master Plan. The Greater Des Moines Partnership has asked to be briefed on the Master Plan at their January 8, 2010 "Lunch and Learn" session. This will be a wonderful opportunity to explain the Master Plan and receive feed-back from them. All Commissioners are invited to attend this meeting. We will also be briefing the Legislators at some point.

2010 Master Plan Update

Representatives of Confluence discussed the latest modifications to the proposed Master Plan.

Brian Clark advised that the Steering Committee met on Tuesday, December 8, 2009 to hear the proposed updates and to give comments. Final comments have been incorporated into the plan presented today.

Matt Carlile advised the mission at the beginning of the project was to provide for the next seven to ten years of a one-hundred year vision, this has changed due to the current economic climate. We are looking at a fifty year plan instead of just ten years. The Plan is meant to be a guide for the Capitol Planning Commission and DAS. The assumptions the Capitol Planning Commission gave us were, 1) Expand the campus boundaries from East 9th to East 14th Street, 2) Increase density north of Grand Avenue, 3) The Visitors Center will occur at the Historical Building, 4) Address the transportation, energy and parking policy, 5) Aggressive sustainable strategies.

Mr. Carlile noted at the last meeting with the East Village and Capitol Park groups, that they questioned the Visitors Center location at the Historical Building from the standpoint of ADA accessibility to the Capitol. The East Village group mentioned their desire for public restrooms on the various axes created in the West Capitol Terrace area. The Capitol Park group noted future traffic concerns and acknowledged the fact we have addressed pedestrian circulation and mass transit very well. We had very positive feedback from the Capitol East group for the potential Grimes Building relocation and the plan for Stewart Square across East 14th.

The City of Des Moines shared the proposed plan with all departments and came back to us with one collective plan with comments which included: 1) "Lease vs. ownership", suggesting the

idea of leasing downtown space prior to building any buildings on campus, 2) They thought the parking structures were too large and asked if it was possible to add more small ones, 3) Appreciated the aggressive approach to the multi-mode of transportation, 4) Were very interested in consolidation of city, county and state maintenance facilities and the possibility to co-locate someplace convenient for everyone, 5) Very supportive of the Stewart Square idea.

Other comments included: Eliminating free parking at the Capitol, looking at the Chicago and Denver plans that includes one bicycle stall for every 2,000 square foot of office space, having the shuttle run “clock-wise”, the tunnel system should remain open for pedestrians, relocating the Soldiers and Sailors memorial and officially naming Kasson Plaza

The proposed plan does not include a replacement building at the Mercy Capitol site, the parking lot in that area is moved to a better location and this plan has a more generous entry from SE 14th Street with signage welcoming visitors to the Iowa State Capitol grounds. We would also use this space for detention and geothermal. A plaza was added to the south extending from SE 14th Street along Court Avenue; pedestrians could walk from the IUB/OCA Building and the Judicial Building, cross the viaduct over Court Avenue and go directly to the Capitol Building.

Formal tree planting to the south of the Capitol (in the short term we would trim the Sycamore trees in the area), but we do want to continue the formal pattern as we have in the East and West and North malls. We also show the re-location of the Soldiers and Sailors memorial to the East axis off of East 14th Street.

Phase One (2010 – 2020) The Lucas mirror building would be constructed, the East Mall area would be reconfigured and the parking along the east mall started. It is intended this would be the first building to be built. During this period the Wallace Building and the Fleet Building would be demolished and the Peace Officer’s Memorial would be relocated near the Department of Public Safety Building. The last two projects would be to complete the West Capitol Terrace and the Wallace replacement building. The Wallace replacement building would be built on the current Wallace Building site and would include the extension of the tunnel to the new building and the current parking structure.

Phase Two (2021 to 2030) During this phase the Court Avenue Viaduct would be built and we would work with the City to change Grand Avenue to a more grand entrance. The north of Grand Avenue building and associated parking would be built in this phase. The Visitors Center at the Historical Building would be completed along with the West Capitol Terrace completion which would include the fountain. Potentially there may be some work connecting Finkbine Drive to the Capitol which would make it closer to being ADA accessible. Additionally the East Mall would be completed from the Capitol to the Grimes Building.

Phase Three (2031 - 2040) Phase three shows the construction of two buildings north of Grand Avenue and the demolition of the Mercy Capitol Building. A parking structure would then be constructed on the former site of the Mercy Capitol Building. Upon completion, employees from the Workforce Development Building and the Jessie Parker Building would move into the new buildings. Jessie Parker and Workforce Buildings would be demolished as well as the Carriage House and that site would become the location of the new building for Elected Officials. Court Avenue would have a divided median added from East 14th Street going west to give Court

Avenue the same feel as Grand Avenue. Phase three shows the construction of three buildings and a parking structure in this ten year time frame.

Phase Four (2041 – 2050) This phase would see two buildings on the north end of the North Mall. Grimes Building occupants would be relocated to one or both of these buildings. The Grimes Building would then be demolished and the East Mall would be completed all the way to East 14th Street. At this time an additional parking garage would be constructed to serve both the Elected Officials Building and the two new buildings at the end of the North Mall.

Phase Five (2051 – 2060) Relocate Soldiers and Sailors Memorial to the end of the East Mall along East 14th Street and construct a parking structure near the current Judicial Building. The last office building proposed would be constructed in the existing parking lot between the Judicial Building and the IUB/OCA Building. The plaza in front of those buildings would connect to the Court Avenue Viaduct area. The last piece would be connecting the plaza to I-235 to the north.

Mr. Carlile stated with the current climate and budget it is not realistic to get something built in the next year to year and a half. Having this clear vision and showing when these things may fall in place helps DAS in planning for the smaller projects as they come forward. Chairman Oakley noted we don't have to build all of these buildings within the next fifty years, the Master Plan provides locations and options for future buildings. DAS is beginning to do some studies on the various buildings on Complex, Mr. Ibsen advised the Grimes Building will not last thirty years without major improvements. Mr. Carlile added the Workforce Building and Jessie Parker Buildings would be the next buildings demolished after the Wallace Building. Chairman Oakley stated the important thing is the Master Plan establishes the East Mall which has been the basic element for 100 years, having a North, South, East and West Mall surrounding the Capitol. You are laying the footprint down, it is going to happen someday if we adopt this plan and people stick to it.

Scott Brown noted everything in phase five will only happen if the State needs the office building space with the possible exception of the green space and the finishing of the east side. Phase five should be labeled "flex space" and the green space items should be moved to phase four since we want the green spaces finished. Chairman Oakley advised the relocation of the Soldiers and Sailors monument can happen during any one of the four phases.

Molly Clause stated the Soldiers and Sailors monument needs an endowment for its upkeep. Mr. Ibsen advised he believed Mr. Gerald LeBlanc has been looking for a way to establish an endowment for the Soldiers and Sailors memorial. It was noted the monument is in its present location as a historical marker of the first location of the building used for the Iowa State Capitol in Des Moines although it doesn't specifically refer to that. The monument itself is a memorial to the Civil War.

Chairman Oakley advised the locations on the North and East Plaza's could be labeled as future sites for a "significant monument" and not specifically mention the Soldiers and Sailors Monument. A note in the narrative would indicate this Commission recommends relocating this monument to this site at some future time.

Motion: Cathy Brown moved to recognize that either reconstruction or relocation is probable in the future, potential sites have been identified in the Master Plan and at the time it is a funded project it should be studied and analyzed. Chairman Oakley noted a yes vote would basically take the Soldiers and Sailors Monument out of the Master Plan and reference on the map “significant monument” locations with a paragraph saying a future Capitol Planning Commission will need to give serious consideration to the relocation of the Soldiers and Sailors Monument given its condition and opportunities for relocation. Hearing no opposition to the motion, the motion passed.

Chairman Oakley advised the Master Plan is not that “we are growing government” but rather we are modernizing and adjusting existing square footage which is a natural process. A lot of this is infrastructure replacement, not growth.

Mr. Carlile advised the Wallace Building needs to be demolished first. Wallace is connected to the Central Energy Plant so we don’t need to add boilers, chillers, etc. Mercy Capitol is shown on the Master Plan for about twenty years; however, the mechanical/electrical systems are basically at the end of life currently. Even as a transitional building, the systems are going to have to be upgraded in the near term. Mr. Ibsen stated at the current time several small agencies will move into the Mercy Building. Cathy Brown noted the Master Plan needs more language to reflect the rationale of why we are making specific proposals.

Mr. Carlile noted at the time Kasson Street became part of the Department of Public Safety parking area a very small corner was created and bricks from the original street were placed there. This area has never formally been named nor is there a plaque of any kind in the area. Scott Brown noted at the time the Commissioners discussed taking out the street there was discussion and consensus that we wanted to do something to preserve recognition for Mr. Kasson. Our ancestors thought it was important that the street be named after Mr. Kasson and we should preserve that.

Brian Clark mentioned two of the neighborhood groups (East Village & the Capitol Park) had mentioned they thought the Historical Building was not the appropriate location for the Visitors Center. It was noted their consideration was having to “walk up the hill” to the Capitol. Mr. Carlile noted the Master Plan talks about “mass transit” and the intent is a loop that catches the Historical Building and goes right by the Capitol. Chairman Oakley stated the purpose of the visitor center is for a gathering place for visitors and a significant number of school children. You can educate them in a “kid friendly” environment. It would also be a reception area for state functions and a civic gathering space. The view of the Capitol from the Historical Building is fantastic; it is a prime area to take advantage of the view of the West Capitol Terrace and the Capitol. Carl Voss advised this is an excellent location and we should embrace it.

Implementation of the Master Plan was discussed at length. Chairman Oakley advised the next step will be to present it to the Legislature. Chairman Oakley will contact the Speaker, the Majority Leader and Minority Leaders to see how they would like to approach this. Molly Clause will talk with the Governor’s Chief of Staff to see how the Governor would like to be briefed. The briefings should include Chairman Brice Oakley, Commissioner Scott Brown who has been serving as chair of the Steering Committee and DAS Director Ray Walton. Elizabeth Isaacson will discuss with the Secretary of the Senate and the Clerk of the House. It was also

suggested the Capitol Planning Commission reach out to the Legislators whose district encompasses the Capitol Complex. Carl Voss suggested the Commission schedule an editorial “round-table” with the Des Moines Register’s editorial staff to brief them about the Master Plan.

Matt Carlile and DAS Marketing will prepare a “marketing sheet” as well as a short Power Point presentation to be used in the briefings. The document will emphasize why a Master Plan is important and take them to the website so they can access the Master Plan on line.

2009 Annual Report

The Annual Report will be finalized at the next meeting.

Mr. Ibsen stated in past years we have looked at the action items we talked about throughout the year. The predominant activity this year has been the Master Plan. We will also include information on the Mercy Capitol Building. The format is to identify the code references, the members and then the activities. Staff will get a draft to Commissioners before the January 7, 2010 meeting so we can discuss at that meeting. The goal will be to finalize the Annual Report and issue it by the end of January, 2010.

Recommendations on Capital Requests

Rankings for Capital Requests were finalized.

Chairman Oakley distributed a copy of his recommendations for the five year plan priorities noting that the Capitol Planning Commission is only making recommendations on projects affecting the Capitol Complex

- 1) *Capitol Interior and Exterior Restoration* is the focal point. Since the Capitol is the icon, we must continue with this project,
- 2) *West Capitol Terrace Phase 3* Ranked 2nd because it is part of finishing what you have begun.
- 3) *Monument and art work repair* – this is a maintenance issue which must be done.
- 4) *Property acquisition* – This is the million dollars for when a property becomes available we can purchase it without going through the Legislature. It does have to go through the Executive Council. Scott Brown noted a property may only become available during one three month period every 100 years and we need to take advantage of those opportunities. Mr. Ibsen advised that we have in the past received appropriations; usually the money is available for a three to four year period to use as properties become available. Last year we received an appropriation but it was de-appropriated because of the floods. The Mercy Capitol purchase was funded through a specific appropriation.
- 5) *Building and Grounds Renewal* – Mr. Ibsen advised DAS normally receives a Major Maintenance appropriation for use on properties all over the state for twelve agencies. We have asked for specific appropriations for specific work on the Capitol Complex. There needs to be some recognition of ongoing repair work to buildings on the Capitol Complex.
- 6) *CPC Master Plan Phase 1* – There is no money requested in FY11. It is described as “maintain funding appropriated to design and to begin construction efforts on a new state

office building replacing Wallace State Office building including planning for relocation of occupants and associated lease cost and demolition of the building”. We did not ask for funding in FY11 but we didn’t want to lose track of it so it is part of our five year plan.

7) *Repair or replace assessment of the Parker, Grimes and the Fleet Buildings.* Mr. Ibsen stated we have had requests for improvements to the Grimes Building and have done an assessment of Workforce Development Building. This is the preliminary planning we need for all of the buildings. It ties directly into the Master Plan process.

8) *Parking Lot Enhancement and Redesign* – Mr. Ibsen noted this is the north parking lot, the Legislative Lot and whatever parking lots need improvements. This is just the general parking lot improvements to tie into the Master Plan to get rid of the rest of the gravel lots and make some enhancements to the Legislative Lots.

9) *Court Avenue Viaduct* – Chairman Oakley advised this is phase one which provides for “design and construction services for replacement of the viaduct spanning Court Avenue South of the Capitol and leading to the Judicial Branch site. The bridge was removed in 1993 because of safety issues”.

MOTION: Carl Voss moved to accept the list of nine items listed above. Scott Brown seconded the motion. Without objection, the motion passed.

Other Business

Overview of Next Meeting – The primary focus will be the Master Plan. We will also discuss the Annual Report.

Dean advised we talked with the Vertical Infrastructure Committee; they will not be meeting with the Planning Commission. They are going to have their own meeting later in January. We will keep them informed about the work of the Planning Commission.

Adjourn

Meeting adjourned at 12:00 Noon

Respectfully submitted,

Nancy Williams, DAS/GSE